

**MITIGATION MONITORING PLAN  
DRAFT ENVIRONMENTAL IMPACT REPORT  
PROPOSED SELF-STORAGE FACILITY  
712 W. BAKER STREET**

**I. AESTHETICS**

- I-1 All exterior security lighting shall be screened in such a way that it does not spillover into adjacent properties and shall be placed or mounted in such a way that it is not directly visible from the I-710 north to I-405 south transition road, and also from Wardlow Road.

TIMING: Show on plans; Inspection of project.

ENFORCEMENT: Department of Planning & Building

- I-2 All lighting along Golden Avenue and adjacent to residential areas shall be of a type, design, and intensity compatible with existing neighborhood lighting.

TIMING: Show on plans; Inspection of project.

ENFORCEMENT: Department of Planning & Building

- I-3 Construction contractors shall use non-glare, directional lighting to minimize potential light and glare impacts when lights are necessary for nighttime safety and security in the construction area.

TIMING: During grading and construction.

ENFORCEMENT: Building Bureau

- I-4 The proposed security/screening wall separating the landscaped area on the eastern boundary of the project site with the remainder of the project site, shall be constructed prior to any building construction, or grading related to building construction, to minimize the adverse aesthetic impact of project construction.

TIMING: Field inspection prior to the issuance of grading permits for construction.

ENFORCEMENT: Planning Bureau

**II. AIR QUALITY**

- II-1 Prior to the issuance of any grading permits, the Applicant shall prepare a Fugitive Dust Emission Control Plan in compliance with SCAQMD Rule 403. The

plan shall identify methods to control fugitive dust through implementation of reasonable available control measures in sufficient frequencies and quantities to prevent visible emissions from crossing the property lines of the proposed facility. Provisions of the plan shall include the stipulation that all areas of active grading shall be watered at least twice daily and that not more than 10 acres will undergo active grading at any one time. The plan shall also stipulate that disturbed areas at the construction site shall be treated with dust suppressants when activities have ceased for 30 days, as well as two or more of the control techniques identified below:

- (A) Application of non-toxic chemical stabilizers to unpaved roads and vehicle parking areas;
- (B) Application of sufficient water prior to initiating any earth movement;
- (C) Sweeping and/or cleaning streets where vehicles exit construction sites;
- (D) Installation of wheel washers where vehicles exit disturbed surface areas onto paved roads;
- (E) Paving of construction access roads;
- (F) Paving of all roads on a construction site once final elevations have been reached or at the earliest feasible time;
- (G) All stockpiles for material export shall be watered at least twice daily. Stockpiles that may be used for long-term on-site soil storage shall be planted and watered twice daily until such plants take root;
- (H) Any other measures as approved by the Planning Department.

**TIMING:** During remediation, grading and construction.

**ENFORCEMENT:** Building Bureau

- II-2** All heavy equipment shall be maintained in a proper state of tune as per the manufacturer's specifications.

**TIMING:** During remediation, grading and construction.

**ENFORCEMENT:** Building Bureau

- II-3** Heavy equipment shall not be allowed to remain idling for more than five minutes duration.

**TIMING:** During remediation, grading and construction.

**ENFORCEMENT:** Building Bureau



- II-4** Trucks shall not be allowed to remain idling for more than two minutes duration.

**TIMING:** During remediation, grading and construction.

**ENFORCEMENT:** Building Bureau

- II-5** Electric power shall be used to the exclusion of gasoline or diesel generators whenever feasible.

**TIMING:** During remediation, grading and construction.

**ENFORCEMENT:** Building Bureau

- II-6** The applicant shall specify that the contractor use only paints and coatings low in Reactive Organic Gas (ROG) content in order to minimize such emissions and vapors.

**TIMING:** Show on plans; Inspection during construction.

**ENFORCEMENT:** Building Bureau

- II-7** All paints and coatings shall be applied either using high volume, low pressure (HVLP) spray equipment or by hand application in order to minimize dispersion of vapors and spray.

**TIMING:** During construction.

**ENFORCEMENT:** Building Bureau

- II-8** All known and observed hazardous materials will be remediated in accordance with the recommendations included in Section VI of this document. If locations where contamination from prior activities or hazardous materials are discovered during construction activities, these construction activities shall be curtailed until the area is evaluated and remediated as determined appropriate by all regulatory agencies. Removal of petroleum contamination will also alleviate the generation of hydrogen sulfide and its attendant odor. These activities would fall under the direction of any local, regional, and state agencies that would 'sign off' on the remediation effort upon completion.

**TIMING:** During remediation, grading and construction; on-going.

**ENFORCEMENT:** Building Bureau & Dept. of Health & Human Services

### **III. BIOLOGICAL RESOURCES**

- III-1** Drought-resistant plants shall be incorporated in the new landscaping plan.

**TIMING:** Show on plans, Inspection of project.

**ENFORCEMENT:** Planning Bureau

#### IV. CULTURAL RESOURCES

- IV-1 Because the site must be graded, there is a potential for the disturbance of archaeological artifacts. If any archaeological artifacts should be found during excavation, work shall cease and a project Archaeologist shall be retained.

TIMING: During grading.

ENFORCEMENT: Director of Planning & Building

- IV-2 If archaeological test excavations performed by the project Archaeologist reveal archaeological resources (sites, features, or artifacts) deemed unique (as defined by the provisions of California Public Resources Code Section 21083.2(g) by the project archaeological, those resources to be disturbed shall be addressed through scientific archaeological salvage excavations subject to the provisions and limitations of California Public Resources Code Section 21083 (c), (d), and (e)(1).

TIMING: During grading.

ENFORCEMENT: Director of Planning & Building

#### V. GEOLOGY / SOILS

- V-1 During site preparation, the project area shall be cleared of surface obstructions, existing debris, potentially compressible material and stripped of vegetation. Holes resulting from the removal of buried obstructions shall be replaced with suitable compacted fill material. Areas to receive fill and/or other surface improvements shall be scarified to a minimum depth of 6 inches, brought to a near-optimum moisture condition, and recompact to at least 90 percent relative compaction as per American Standard of Testing and Materials [ASTM] Test Method D1557.

TIMING: During grading.

ENFORCEMENT: Building Bureau

- V-2 Compressible materials not removed by the planned grading shall be excavated to competent material, and replaced with compacted soils. Recommended depth of remedial grading ranges from 8 to 15 feet with some localized deeper removals deemed necessary, such as 15 feet below existing grade at the base of buried detention basins.

TIMING: During grading.

ENFORCEMENT: Building Bureau



- V-3** In order to address stability of excavations along the perimeter of the site, the grading contractor shall not cut any slopes steeper than 1:1 and the remedial grading shall occur in stages with the total length of excavation that allowed open at one time be limited to a maximum of 100 linear feet. All movement sensitive structures located within the zone of influence during excavation shall be appropriately shored.

**TIMING:** During grading.

**ENFORCEMENT:** Building Bureau

- V-4** In general, fill shall be placed in uniform lifts not exceeding 8 inches in compacted thickness with placement and compaction of fill in accordance with local grading ordinances under the observation and testing of the geotechnical consultant.

**TIMING:** During grading.

**ENFORCEMENT:** Building Bureau

- V-5** In general, oversized material shall not be placed within 10 vertical feet of finish grade or within 2 feet of future utilities or underground construction.

**TIMING:** During grading.

**ENFORCEMENT:** Building Bureau

- V-6** Any imported soils, if deemed necessary for fill, shall consist of granular soils of very low to low expansion potential (expansion index 50 or less based on UBC 18-2) and contain no materials over 6 inches in maximum dimension.

**TIMING:** During grading.

**ENFORCEMENT:** Building Bureau

- V-7** To prevent any damage to utilities, shallow trenches shall use clean sand (sand equivalent (SE) of 30 or greater) to bed and shade the utilities.

**TIMING:** During grading.

**ENFORCEMENT:** Building Bureau

- V-8** If the five concrete skimmers are left in place and in-filled, all machinery, debris, and potentially compressible material shall be removed from the concrete tanks prior to backfill. The bottom of the tanks shall be broken and perforated by 4-inch diameter or larger holes spaced approximately 10 feet apart with a minimum of 15 holes per tank to allow for drainage. The upper portions of the concrete tanks shall be removed within 5 vertical feet of finish grade as a minimum and/or at least 3 vertical feet below the base of the proposed utilities. The tanks shall then be backfilled by mechanical means to at least 90 percent relative compaction.

**TIMING:** During grading.

**ENFORCEMENT:** Building Bureau

- V-9** Provisional foundation recommendations, included in the Appendices, shall be implemented depending on foundation type (e.g., conventional footings, post-tensioned foundation, etc.)

**TIMING:** Show on plans; Inspection of project during grading.

**ENFORCEMENT:** Building Bureau

- V-10** All foundations shall be setback in accordance with the City of Long Beach Grading Code or the UBC, which ever is more restrictive. Future improvements constructed within the top of slope setback area shall provide a deepened footing or a pier and grade beam foundation to support the improvement with flexibility, or design the improvement to accommodate potential movement.

**TIMING:** Show on plans; Inspection of project during grading.

**ENFORCEMENT:** Building Bureau

- V-11** The recommended lateral pressures for approved onsite sand for level or sloping backfill shall be maintained as stated in the LAGI report which is included in the Appendices.

**TIMING:** Show on plans; Inspection of project during grading.

**ENFORCEMENT:** Building Bureau

- V-12** Embedded structural walls shall be designed for lateral earth pressures exerted on them. Walls shall be designed for "active", "at-rest" or "passive" conditions as determined by conditions. If conditions other than those arise, the equivalent fluid pressure values shall be provided on an individual case basis by the geotechnical engineer. Refer to the Appendices for wall design considerations.

**TIMING:** Show on plans; Inspection of project during construction.

**ENFORCEMENT:** Building Bureau



- V-13** Any surcharge loading effects from adjacent structures on wall structures shall be evaluated by the geotechnical and structural engineers. All retaining wall structures shall be provided with appropriate drainage and waterproofed.

**TIMING:** Show on plans; Inspection of project during construction.  
**ENFORCEMENT:** Building Bureau

- V-14** Prior to the commencement of earthwork and grading, the applicant shall meet the specifications for rough grading outlined in LAGI.

**TIMING:** Prior to the issuance of grading permits.  
**ENFORCEMENT:** Building Bureau

- V-15** The applicant shall refer to the LAGI's recommendations for pavement, corrosivity to concrete and metal, nonstructural concrete flatwork, surface water and drainage control.

**TIMING:** Prior to the issuance of grading permits.  
**ENFORCEMENT:** Building Bureau

- V-16** During construction, the interpolated subsurface conditions shall be checked in the field by a representative of Lawson & Associates. Also future grading, excavations, backfill of utility trenches, preparation of pavement subgrade and placement of aggregate base, foundation or retaining wall construction or when unusual soil conditions are encountered on site, construction observation and testing shall be performed by the geotechnical consultant.

**TIMING:** During construction.  
**ENFORCEMENT:** Building Bureau

## **VI. HAZARDS & HAZARDOUS MATERIALS**

- VI-1** Prior to the release of Grading Permits, Remediation of Basin 1 must be complete and LBDHHS must issue a letter of "No Further Action".

**TIMING:** Prior to the issuance of grading permits.  
**ENFORCEMENT:** Building Bureau

- VI-2** Prior to the release of Grading Permits, the entire site must be remediated to the standards provided by the RWQCB.

**TIMING:** Prior to the issuance of grading permits.  
**ENFORCEMENT:** Building Bureau

- VI-3** All heavy metal contaminated soil must be transported from the site and disposed of by best management practices established by the South Coast Air Quality Management Board and the Department of Transportation.
- TIMING:** Show on plans; Inspection during grading.  
**ENFORCEMENT:** Building Bureau
- VI-4** The applicant must submit an odor and vapor suppression program to the satisfaction of LBDHHS and the SCAQMD.
- TIMING:** Prior to the issuance of grading permits.  
**ENFORCEMENT:** Department of Health & Human Services
- VI-5** The applicant is required to provide an on-site monitor to perform monitoring and /or soil and air sampling during grading, trenching, and cut or fill operation, and the monitor shall be allowed inspection of developer's monitoring and testing under the direction of the City of Long Beach to ensure that surface soil conditions, conditions of exposed soils, and air conditions are safe for residents and on-site workers.
- TIMING:** On-going during grading.  
**ENFORCEMENT:** Building Bureau
- VI-6** Groundwater monitoring must continue as required by the RWQCB.
- TIMING:** On-going.  
**ENFORCEMENT:** Department of Health & Human Services

## **VII. HYDROLOGY / WATER QUALITY**

- VII-1** Prior to the release of the grading permit, the applicant shall submit a final hydrology plan to the City. The plan shall address all proposed on-site drainage, including all potential daily and storm run-off, methods of proposed discharge, conformance with NPDES, and standards relative to flood control. The plan shall be prepared to the satisfaction of the Director of Public Works.
- TIMING:** Prior to the issuance of grading permits.  
**ENFORCEMENT:** Director of Public Works
- VII-2** Prior to the release of the grading permit, the applicant shall demonstrate to the satisfaction of the Director of Planning and Building that all issues



relative to the existing Los Angeles County sewer main which travels through the project site have been considered. Such demonstration shall include the appropriate plans and documentation to address the condition of the sewer main, the status of an easement over the sewer main, how the sewer main shall remain accessible and how the proposed development will affect the sewer main.

**TIMING:** Prior to the issuance of grading permits.

**ENFORCEMENT:** Director of Planning & Building

## **VIII. LAND USE / PLANNING**

**VIII-1** The City of Long Beach will be required to amend its General Plan to be consistent with the existing zoning designation and proposed land use.

**TIMING:** Prior to the issuance of grading permits.

**ENFORCEMENT:** Planning Bureau

**VIII-2** If the Baker Street right-of-way is incorporated into the proposed project, the right-of-way must be vacated prior to the development of the proposed project.

**TIMING:** Prior to the issuance of grading permits.

**ENFORCEMENT:** Department of Public Works

**VIII-3** The applicant shall meet all applicable development standards outlined in Title 21 of the Municipal Code, or apply for and receive approval for a standards variance.

**TIMING:** Prior to the issuance of building permits.

**ENFORCEMENT:** Planning Bureau

**VIII-4** The applicant must meet all development standards related to the interim use of recreational vehicle storage to the satisfaction of the City of Long Beach Director of Planning & Building.

**TIMING:** On-going.

**ENFORCEMENT:** Director of Planning & Building

**VIII-5** The applicant shall construct a significant buffer along the eastern boundary of the site abutting Golden Avenue with a meandering walkway, sitting areas, landscaping and a split face block wall to the satisfaction of the City of Long Beach Director of Planning & Building.

**TIMING:** Prior to the issuance of certificates of occupancy.

**ENFORCEMENT:** Director of Planning & Building

## **X. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**

- X-1** Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge and shall be approved by all impacted associated agencies.

**TIMING:** Prior to the issuance of grading permits.

**ENFORCEMENT:** Department of Planning & Building

- X-2** Prior to the release of the grading permit, the applicant shall prepare and submit for approval to both the City of Long Beach and the Regional Water Quality Control Board (RWQCB) a Storm Water Pollution Prevention Plan (SWPPP) that covers all activity during site preparation, grading and construction. The SWPPP shall include all appropriate construction site Best Management Practices (BMPs) as listed on the project plans.

**TIMING:** Prior to the issuance of grading permits.

**ENFORCEMENT:** Department of Planning & Building

- X-3** Prior to the release of any grading or building permit, the project plans shall include the appropriate construction activities BMPs and erosion and sediment control BMPs as published in the "California Storm Water Best Management Practices Handbook (1993)": CA-10 through CA-12, CA-20, CA-21, CA-23, CA-30 through CA-32, ESC-1 through ESC-56. (Source: Section 18.95.050 of the Long Beach Municipal Code).

**TIMING:** Prior to the issuance of grading permits.

**ENFORCEMENT:** Department of Planning & Building

- X-4** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities." (Source: Section 18.95.050 of the Long Beach Municipal Code).

**TIMING:** Prior to the issuance of grading permits.

**ENFORCEMENT:** Department of Planning & Building



- X-5** Prior to the release of the grading permit, the applicant shall file with the Regional Water Quality Control Board (RWQCB) a Notice of Intent (NOI) to comply with the State construction activity storm water permit. Evidence of such filing shall be submitted to the City.  
(Source: Section 18.95.050 of the Long Beach Municipal Code).

**TIMING:** Prior to the issuance of grading permits.  
**ENFORCEMENT:** Department of Planning & Building

- X-6** Prior to the release of the building permit, the applicant shall prepare and submit for approval a Storm Water Pollution Prevention Plan (SWPPP) for post construction activities and ongoing operation of the facility.

**TIMING:** Prior to the issuance of building permits.  
**ENFORCEMENT:** Department of Planning & Building

## **XI. NOISE**

- XI-1** Any person (s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for remediation, site preparation, construction or any other related building activity which produce loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

<b>Weekdays</b>	7:00am to 7:00pm	<b>Sundays</b>	No work permitted
<b>Saturdays</b>	9:00am to 6:00pm	<b>Holidays</b>	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

**TIMING:** During remediation, grading and construction.  
**ENFORCEMENT:** Building Bureau

- XI-2** Prior to the operation of any piece of equipment during remediation, site preparation or construction on the project site, the applicant shall have taken the necessary steps to limit the impact of on-site noises to the adjacent residential neighborhood. Such steps may include but shall not be limited to, noise attenuation shields, site perimeter sound barrier, etc. The applicant shall be prepared to demonstrate in the field, upon request, All measures which have been taken to mitigate the offending noises.

**TIMING:** During remediation, grading and construction.  
**ENFORCEMENT:** Building Bureau

- XI-3** Prior to the release of building permits, the applicant shall demonstrate compliance with Title 24 for noise attenuation and energy conservation

**TIMING:** Prior to the issuance of building permits.

**ENFORCEMENT:** Department of Planning & Building

- XI-4** Prior to the release of the certificate of occupancy, the applicant shall have constructed an eight-foot high permanent sound barrier around the perimeter of the project site.

**TIMING:** Prior to the issuance of certificates of occupancy.

**ENFORCEMENT:** Department of Planning & Building

### **XIII. PUBLIC SERVICES**

- XIII-1** Prior to issuance of a building permit, the project applicant shall submit an emergency access plan to the City of Long Beach Fire Department for review and approval. This plan will identify alternate routes for emergency access during construction activities.

**TIMING:** Prior to the issuance of building permits.

**ENFORCEMENT:** Fire Department

- XIII-2** Sufficient accessibility for fire-fighting equipment shall be provided during all phases of construction and subsequent operation.

**TIMING:** Prior to the issuance of grading permits; and On-going.

**ENFORCEMENT:** Fire Department

- XIII-3** The City of Long Beach Fire Department shall review and approve development plans to ensure compliance with all applicable fire and building codes, adequate access for fire-fighting equipment, and that fire protection facilities are available.

**TIMING:** Prior to the issuance of building permits.

**ENFORCEMENT:** Fire Department

- XIII-4** Prior to issuance of a building permit, the project applicant shall submit an emergency access plan to the City of Long Beach Police Department. This plan will identify alternate routes for emergency access during construction, to areas potentially blocked by project related construction activities.

**TIMING:** Prior to the issuance of building permits

**ENFORCEMENT:** Police Department



- XIII-5** Prior to issuance of a building permit, the project applicant shall submit a security and lighting plan to the City of Long Beach Police Department. This plan will identify types and locations of security devices, as well as types and locations of exterior lighting.

**TIMING:** Prior to the issuance of building permits  
**ENFORCEMENT:** Police Department

#### **XIV. TRANSPORTATION / TRAFFIC**

- XIV-1** The applicant shall provide an exclusive westbound right-turn lane into the project Site along Wardlow Road. It is recommended that the right-turn pocket have a minimum storage length of 100 feet with a 120 foot transition area.

**TIMING:** Prior to Certificates of Occupancy  
**ENFORCEMENT:** Department of Public Works

- XIV-2** The applicant shall modify the existing median and provide an eastbound left-turn lane into the project site along Wardlow Road. It is recommended that the eastbound left-turn pocket have a minimum storage length of 100 feet with a 120-foot transition area.

**TIMING:** Prior to Certificates of Occupancy  
**ENFORCEMENT:** Department of Public Works

- XIV-3** The applicant shall install a three-phased traffic signal at the proposed project driveway along Wardlow Road.

**TIMING:** Prior to Certificates of Occupancy  
**ENFORCEMENT:** Department of Public Works

#### **XV. UTILITIES / SERVICE SYSTEMS**

- XV-1** Prior to the issuance of any grading permits, the applicant must obtain a "buildover" permit from the Los Angeles County Sanitation District.

**TIMING:** Prior to the issuance of grading permits  
**ENFORCEMENT:** Building Bureau